

SANTA BARBARA MTD HOUSING DESIGN COMPETITION

Note: The Request for Qualifications, Jury list and Competition Schedule will be posted on this website shortly.

The Santa Barbara Metropolitan Transit District (MTD) is sponsoring an open one-stage design build competition to select a winning design and development team to design and build new workforce housing on its 20 acre site. The new housing, which will be built near downtown Santa Barbara, will create a transit-dependent community, and will provide much-needed rental housing for the region. It will include approximately 400 affordable and market rate units plus a small transit center (e.g. coffee, newspapers, etc.) and usable open space. Most will be smaller units (e.g. studios with some one and two bedroom units) to provide medium densities while minimizing impacts on local schools. MTD intends to lease this site to the selected development team as an additional financial incentive. Construction is scheduled to begin in 2003.

The current housing crisis in the Santa Barbara area is reflected in the stagnation of construction of new homes for lower and middle-income residents and the concomitant steep increase in housing costs. This extremely restricted housing market is seen in a low homeowner ratio compared with the U.S. average, while sharp rent increases have driven workforce residents and retirees out of the area and/or created very long commutes from outlying areas with related environmental impacts. Workforce housing issues have impacted a range of residents including retail workers, nurses, teachers, young professionals, governmental employees and many others, and they are damaging the economic and social base of the County. MTD intends to use this project to demonstrate that workforce housing is important to the community, and that it can be done in a manner in which all can be proud. The project can serve as a model for other communities faced with similar housing issues.

Following an open Request for Qualifications, the Sponsor will invite up to five design and development teams to present their visions for how the site should be developed. A Jury comprised of recognized housing architects and finance experts, development specialists, and urban designers, along with local community representatives, will recommend a winning scheme to the competition Sponsor for the selection of the design and development team for the new housing complex.

Each Finalist team will have an opportunity to make an oral presentation of their design to a body consisting of the Jury, MTD Board, staff and interested community members prior to the Jury's recommendation of a winning design proposal. The MTD Board will make its decision on the winning design based on recommendations of the Jury and input from staff. The winning team selected by the Board will have the opportunity to negotiate a contract to implement their winning design with MTD. Bill Liskamm, FAIA will serve as the Competition Advisor.

The competition schedule calls for Statements of Qualifications to be due by late August, and for the Finalist teams to be selected by early September. The competition will begin mid September with submissions due in early December. Jury presentations and selection of the winning team will be in early December.

For additional information and the Request for Qualifications, please visit the MTD website:
www.sbmtd.gov (click on "What's New")

or e-mail Bill Liskamm, Competition Advisor @ SBarbaraHousing@aol.com